

The Staubach Company Staubach Retail

Conifer Town Center SWC US 285 & Light Lane

Conifer, CO

Availability:

- In-Line space: from 900 sf
- Pad Sites: .69, 1.39 & 2.98 acres

Pricing:

- In-Line space: \$26.00 - \$28.00 PSF
- Approx. NNN Expense: \$8.50 PSF
- Pad Sites: From \$100,000/year (ground lease)

Anchor:

- Safeway

Co-Tenants:

- Chili's, Starbucks, Sonic, Great Clips, Heidi's Brooklyn Deli, Anthony's Pizza & Pasta, Sushi Hai, Lucille's Steakhouse

Features:

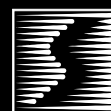
- Excellent visibility from US 285
- Limited retail opportunities in trade area
- Easy access to site
- Excellent demographics

Traffic Counts (CDOT – 2006):

- 20,500 vpd on US 285 North of Pleasant Park Rd



Jason Kinsey
Staubach Retail
1125 17th Street, Suite 1420
Denver, CO 80202
Phone: 303.390.5252
Email: jason.kinsey@staubach.com



STAUBACH



Demographics		
Radius	Est. '06 Pop.	Median HH Inc.
3 Mile	5,451	\$95,886
5 Mile	14,866	\$92,422
10 Mile	54,100	\$91,321